HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2012

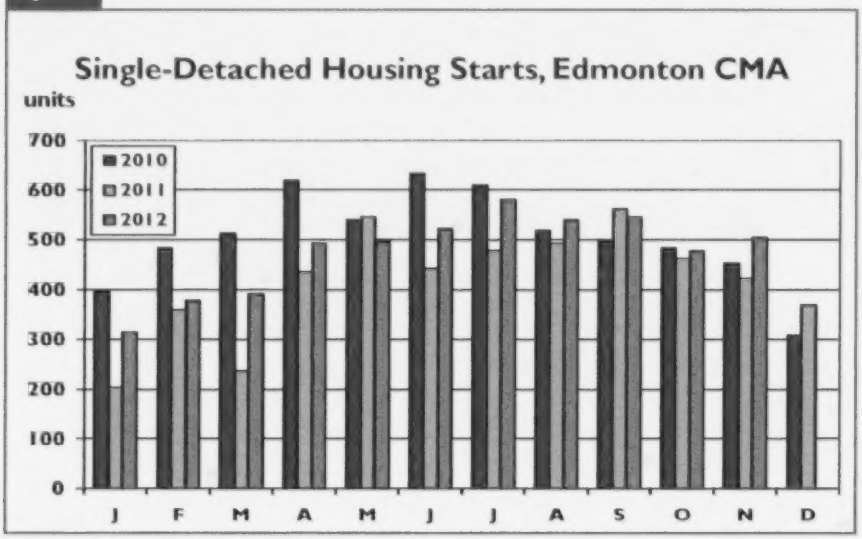
New Home Market

Edmonton housing starts increased in November

Housing starts in the Edmonton Census Metropolitan Area (CMA) increased in November to 1,734 units from 681 starts in November 2011. From January to November 2012, housing starts totalled 12,048 units, up from 8,641 units recorded in the same period in 2011. Employment and net-migration continued to drive housing starts in the Edmonton CMA. Low mortgage rates also supported housing construction in 2012.

Single-detached housing starts in the Edmonton CMA increased 19 per cent in November to 505 units, up from 423 units a year earlier. Year-to-date, 5,246 single-detached units began construction, up 13 per cent

Figure 1



Source: CMHC

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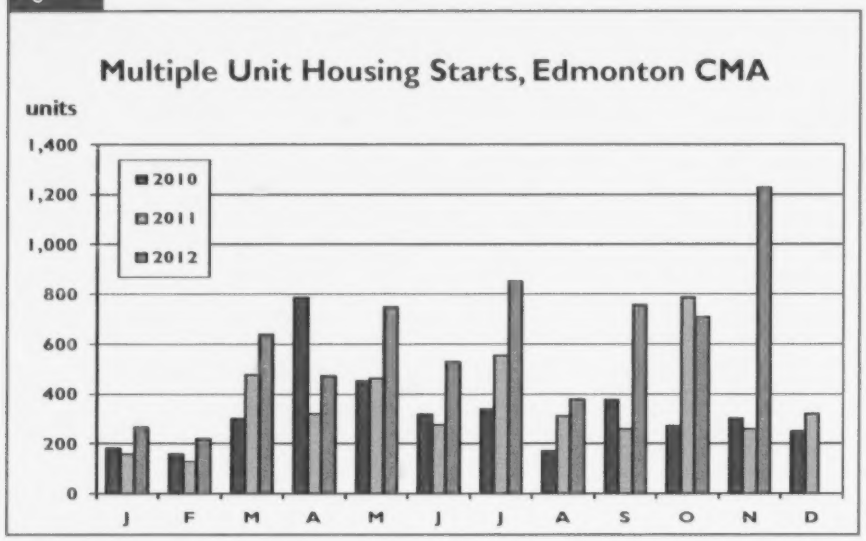
Figure 2



Source: CMHC

from the 4,648 units started in the same period in 2011. Within the City of Edmonton, 341 single-detached units were started in November, representing an increase from the 234 units started in November 2011.

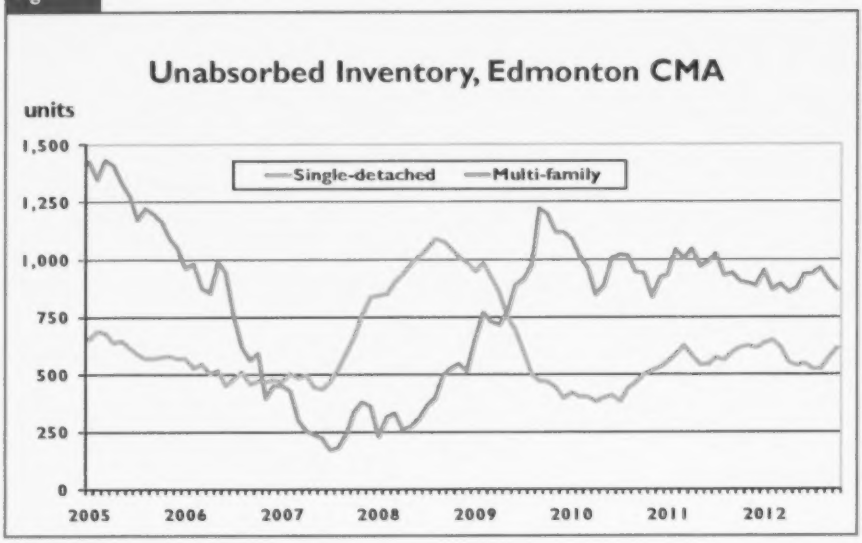
There were 460 single-detached units completed in November, up nine per cent from a year earlier. Absorptions of single-detached units in November increased 15 per cent year-over-year to 480 units. With absorptions surpassing completions, the inventory of complete and unabsorbed units declined month-over-month for the first time since August and also decreased from a year earlier. There were 595 complete and unabsorbed single-detached homes in inventory in November 2012, down five per cent from the same month in 2011.

The average price of absorbed single-detached units in November increased five per cent year-over-year to $509,943. The median price increased by seven per cent, reaching $469,400. The stronger growth in the median price relative to the average is a result of fewer upper-end single-detached homes being absorbed in November. Readers should note that absorbed prices reflect units absorbed at or after completion in a given month, which is not necessarily the month when the price was negotiated. By comparison, Statistics Canada's latest New House Price Index (NHPI) for Edmonton increased by 0.8 per cent in October 2012 relative to October 2011.

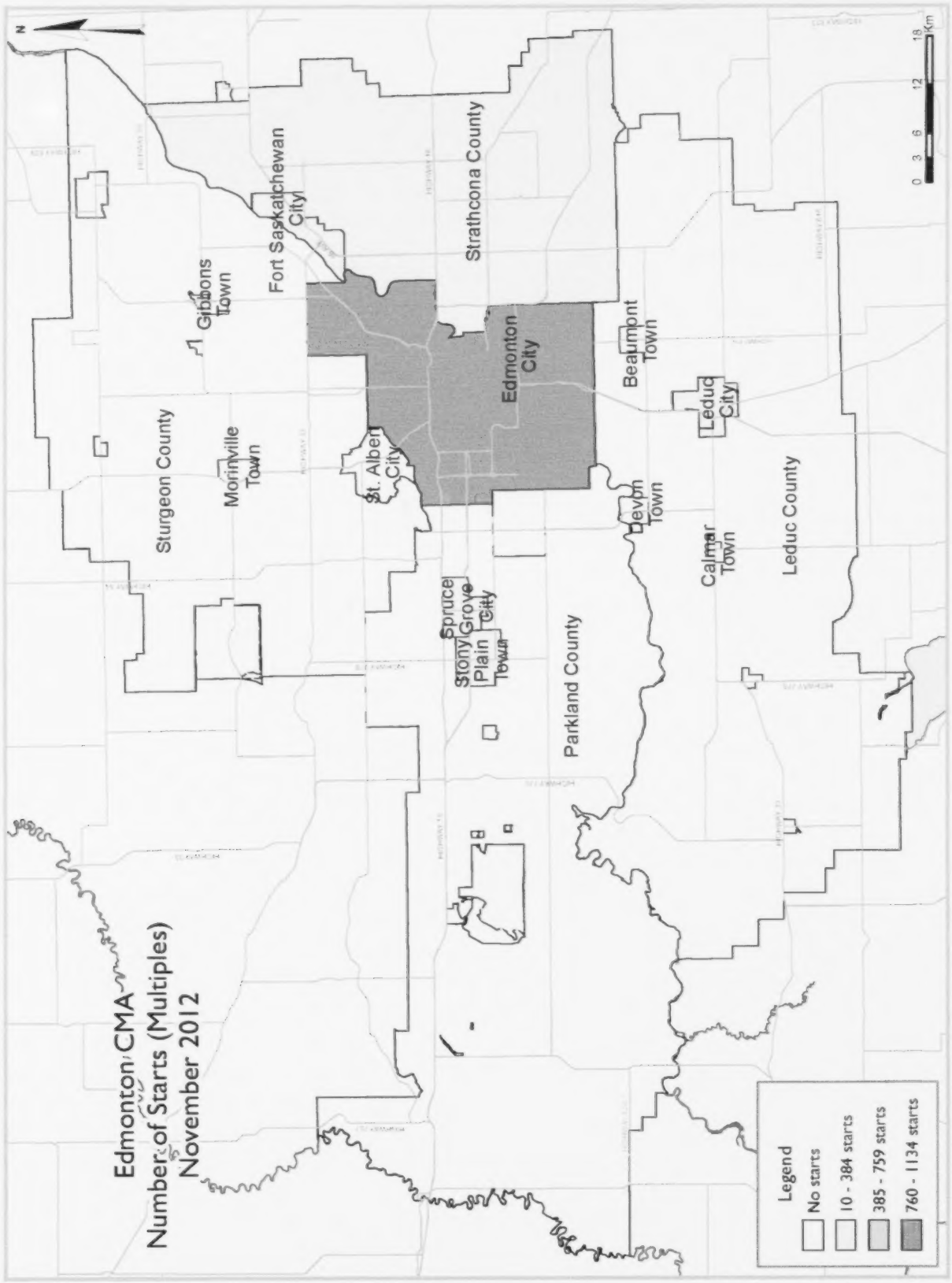
Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 1,229 units in November, compared to 258 units a year earlier. An increase in both apartment and semi-detached starts contributed to the strong showing in November. The majority of multi-family starts, at 92 per cent, occurred within the City of Edmonton. On a year-to-date basis, multi-family housing starts in the Edmonton CMA reached 6,802 units, compared to 3,993 units started in the corresponding period in 2011.

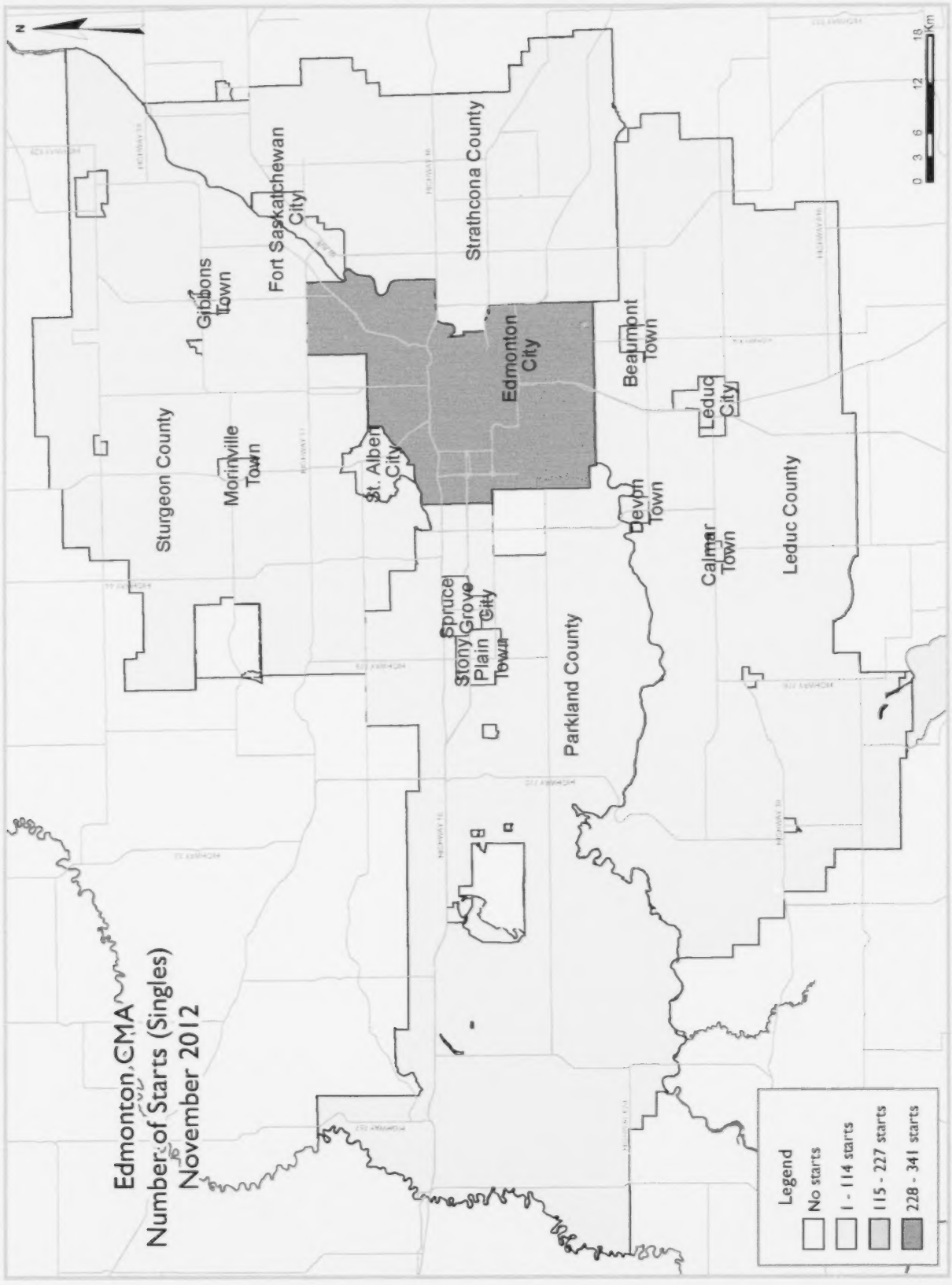
Completions of multi-family units totalled 367 in November, up from 311 units recorded in 2011. Absorptions increased to 406 units in November, compared to 318 units a year earlier. With absorptions surpassing completions, the number of multi-family units in inventory decreased eight per cent year-over-year, totalling 825 units in November compared to the 895 units recorded in the same month last year. This also represents the lowest total since May of 2009. However, inventory levels are likely to rise in the months ahead as the number of units under construction has increased 37 per cent from the previous year, reaching 8,100 units in November.

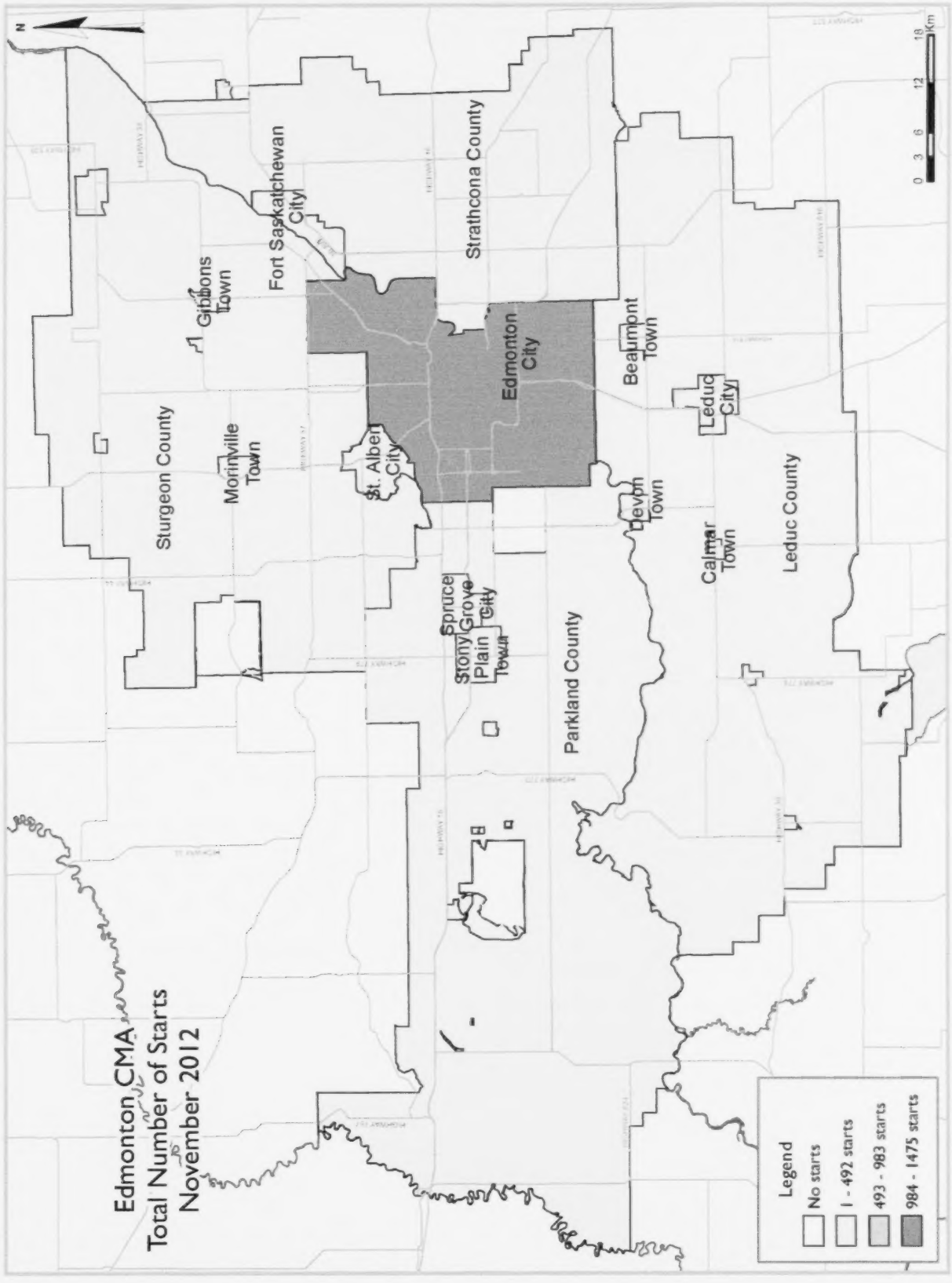
Figure 3

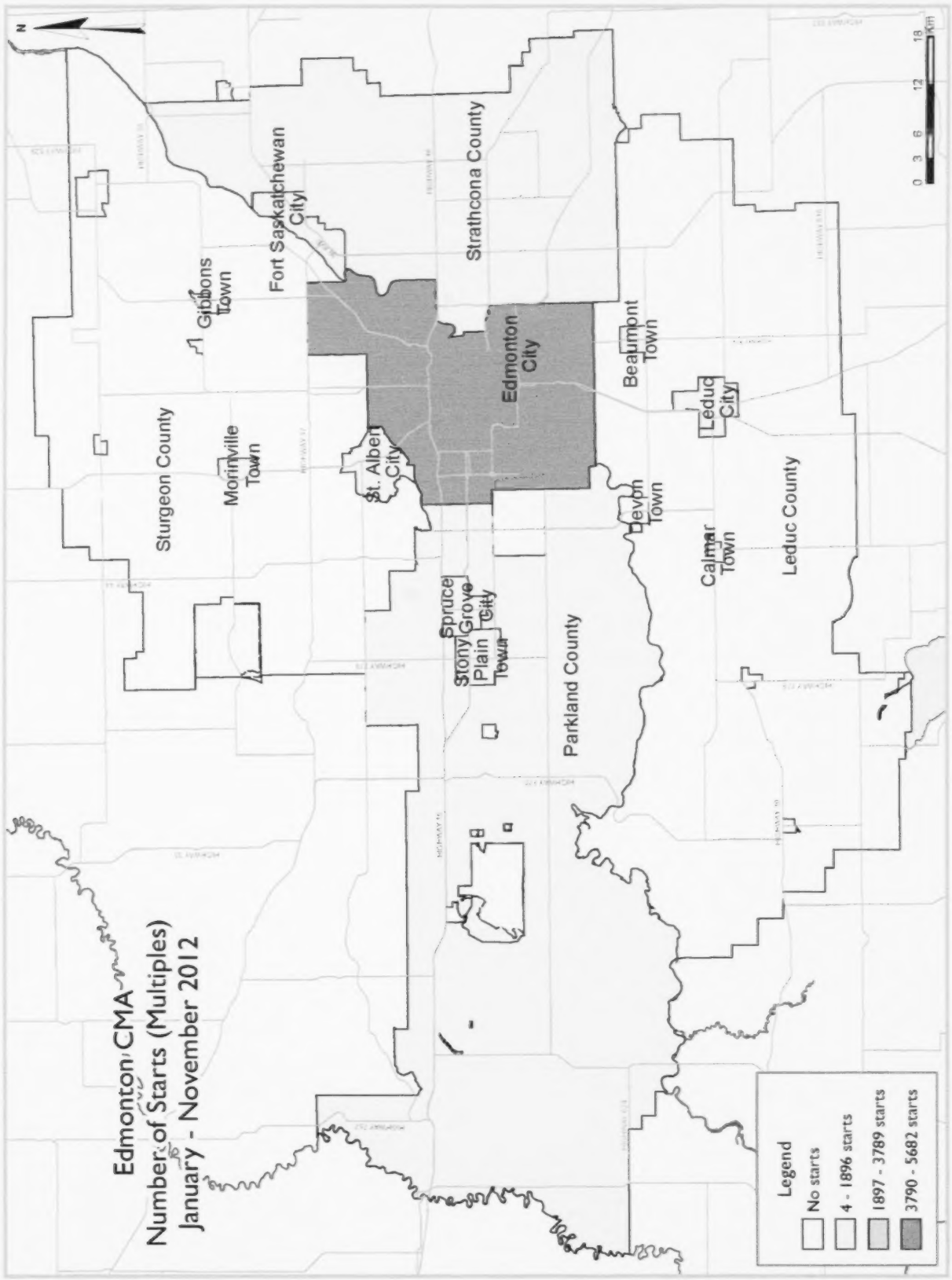


Source: CMHC

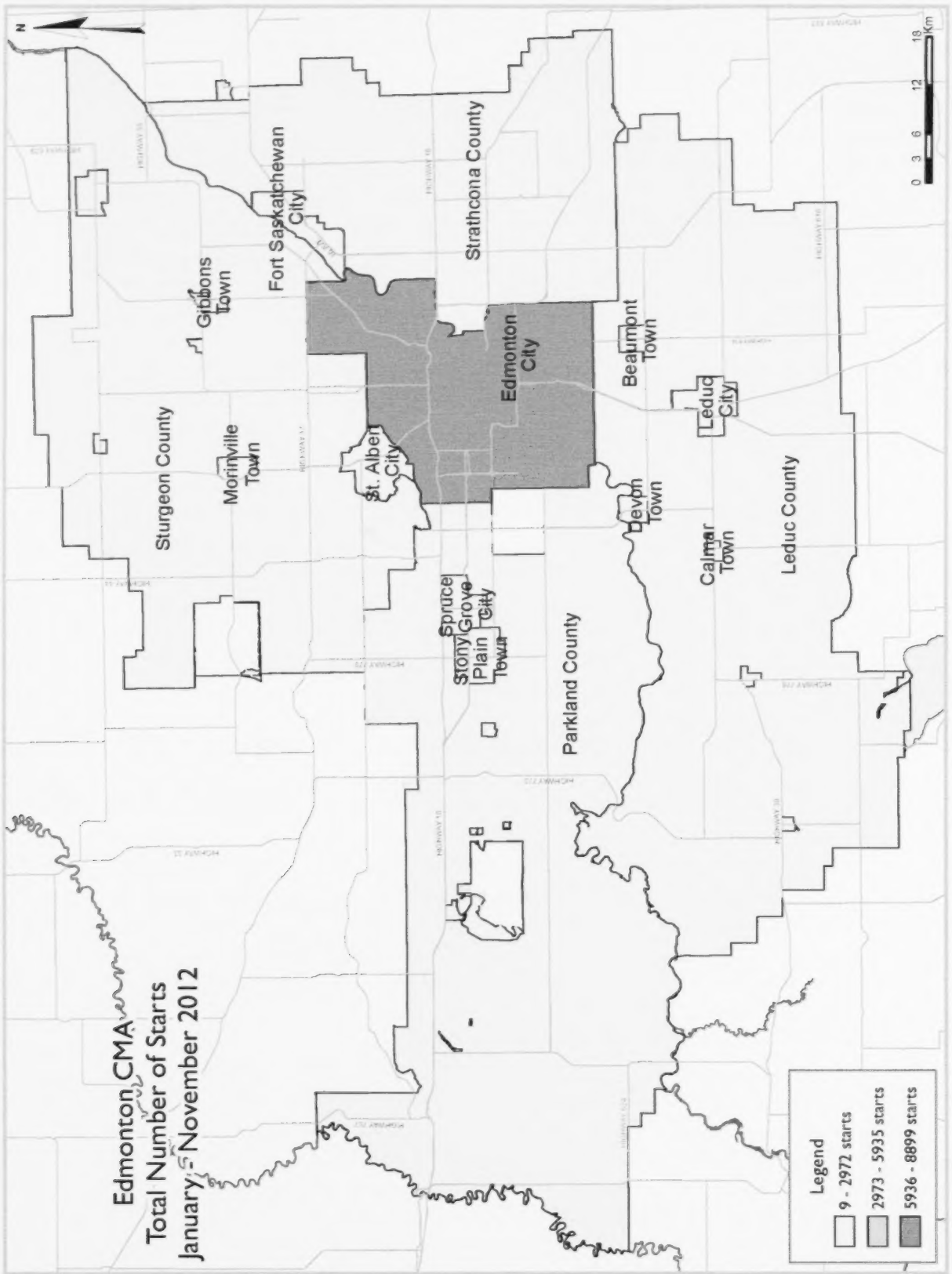

Edmonton CMA
Number of Starts (Multiples)
November 2012
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
10 - 384 starts
385 - 759 starts
760 - 1134 starts


Edmonton CMA
Number of Starts (Singles)
November 2012
N
0 3 6 12 18 Km
Legend
No starts
1 - 114 starts
115 - 227 starts
228 - 341 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
November 2012
N
0 3 6 12 18 Km
Legend
No starts
1 - 492 starts
493 - 983 starts
984 - 1475 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - November 2012
Legend
No starts
4 - 1896 starts
1897 - 3789 starts
3790 - 5682 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 KM

Edmonton CMA
Number of Starts (Singles)
January - November 2012
Legend
9 - 1078 starts
1079 - 2147 starts
2148 - 3217 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - November 2012
Legend
9 - 2972 starts
2973 - 5935 starts
5936 - 8899 starts
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2012	505	264	7	0	74	621	0	263	1,734
November 2011	423	114	18	0	76	0	0	50	681
% Change	19.4	131.6	-61.1	n/a	-2.6	n/a	n/a	**	154.6
Year-to-date 2012	5,242	1,852	184	4	980	1,920	12	1,854	12,048
Year-to-date 2011	4,636	1,120	126	12	605	1,392	0	750	8,641
% Change	13.1	65.4	46.0	-66.7	62.0	37.9	n/a	147.2	39.4
UNDER CONSTRUCTION									
November 2012	3,772	1,376	144	6	1,061	3,518	25	1,985	11,887
November 2011	3,425	858	105	8	795	3,343	17	796	9,347
% Change	10.1	60.4	37.1	-25.0	33.5	5.2	47.1	149.4	27.2
COMPLETIONS									
November 2012	460	144	16	0	90	113	4	0	827
November 2011	421	98	9	1	52	0	0	152	733
% Change	9.3	46.9	77.8	-100.0	73.1	n/a	n/a	-100.0	12.8
Year-to-date 2012	4,841	1,312	124	9	798	1,421	16	892	9,413
Year-to-date 2011	4,881	876	107	9	715	1,085	68	332	8,073
% Change	-0.8	49.8	15.9	0.0	11.6	31.0	-76.5	168.7	16.6
COMPLETED & NOT ABSORBED									
November 2012	594	159	27	0	170	460	1	9	1,420
November 2011	623	114	20	0	160	595	1	6	1,519
% Change	-4.7	39.5	35.0	n/a	6.3	-22.7	0.0	50.0	-6.5
ABSORBED									
November 2012	480	161	8	0	101	136	0	0	886
November 2011	415	95	8	1	45	22	0	148	734
% Change	15.7	69.5	0.0	-100.0	124.4	**	n/a	-100.0	20.7
Year-to-date 2012	4,858	1,251	115	9	782	1,515	8	483	9,021
Year-to-date 2011	4,785	834	100	10	716	1,108	3	271	7,827
% Change	1.5	50.0	15.0	-10.0	9.2	36.7	166.7	78.2	15.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
November 2012	341	212	0	0	38	621	0	263	1,475
November 2011	234	68	7	0	50	0	0	50	409
Beaumont Town									
November 2012	20	0	0	0	0	0	0	0	20
November 2011	18	0	0	0	0	0	0	0	18
Devon Town									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2012	31	10	0	0	6	0	0	0	47
November 2011	22	2	0	0	0	0	0	0	24
Leduc City									
November 2012	17	14	4	0	15	0	0	0	50
November 2011	24	32	4	0	12	0	0	0	72
Leduc County									
November 2012	8	0	0	0	0	0	0	0	8
November 2011	13	0	0	0	0	0	0	0	13
Morinville Town									
November 2012	8	0	0	0	0	0	0	0	8
November 2011	6	0	7	0	0	0	0	0	13
Parkland County									
November 2012	15	0	0	0	0	0	0	0	15
November 2011	15	2	0	0	0	0	0	0	17
Spruce Grove City									
November 2012	12	16	3	0	0	0	0	0	31
November 2011	17	2	0	0	0	0	0	0	19
St. Albert City									
November 2012	10	0	0	0	0	0	0	0	10
November 2011	22	0	0	0	0	0	0	0	22
Stony Plain Town									
November 2012	6	10	0	0	0	0	0	0	16
November 2011	7	4	0	0	0	0	0	0	11
Strathcona County									
November 2012	29	2	0	0	15	0	0	0	46
November 2011	29	4	0	0	14	0	0	0	47
Sturgeon County									
November 2012	3	0	0	0	0	0	0	0	3
November 2011	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
November 2012	3	0	0	0	0	0	0	0	3
November 2011	2	0	0	0	0	0	0	0	2
Edmonton CMA									
November 2012	505	264	7	0	74	621	0	263	1,734
November 2011	423	114	18	0	76	0	0	50	681

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
November 2012	2,310	1,072	68	5	830	3,220	13	1,596	9,114
November 2011	2,032	624	78	6	580	2,823	13	287	6,443
Beaumont Town									
November 2012	190	28	7	0	0	0	0	0	225
November 2011	179	14	0	0	0	0	0	66	259
Devon Town									
November 2012	10	0	0	0	5	0	0	0	15
November 2011	11	2	0	0	5	0	0	0	18
Fort Saskatchewan City									
November 2012	149	36	4	1	8	0	0	0	198
November 2011	131	50	0	1	2	0	0	71	255
Leduc City									
November 2012	209	72	11	0	33	160	0	0	485
November 2011	131	72	4	0	16	160	0	139	522
Leduc County									
November 2012	102	2	0	0	0	0	0	0	104
November 2011	91	0	0	0	0	0	0	0	91
Morinville Town									
November 2012	44	2	8	0	16	0	0	0	70
November 2011	42	4	15	0	40	0	0	0	101
Parkland County									
November 2012	140	0	0	0	0	0	0	0	140
November 2011	133	4	0	0	0	0	0	0	137
Spruce Grove City									
November 2012	103	86	46	0	18	92	0	202	547
November 2011	85	40	8	1	54	99	0	103	390
St. Albert City									
November 2012	117	30	0	0	0	0	0	118	265
November 2011	144	0	0	0	0	0	0	96	240
Stony Plain Town									
November 2012	48	40	0	0	32	0	0	0	120
November 2011	40	10	0	0	36	0	0	0	86
Strathcona County									
November 2012	204	8	0	0	119	46	0	69	446
November 2011	226	36	0	0	58	261	0	34	615
Sturgeon County									
November 2012	91	0	0	0	0	0	0	0	91
November 2011	126	0	0	0	0	0	0	0	126
Remainder of the CMA									
November 2012	55	0	0	0	0	0	12	0	67
November 2011	54	2	0	0	4	0	4	0	64
Edmonton CMA									
November 2012	3,772	1,376	144	6	1,061	3,518	25	1,985	11,887
November 2011	3,425	858	105	8	795	3,343	17	796	9,347

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
November 2012	298	104	0	0	70	113	4	0	589
November 2011	265	60	9	1	26	0	0	0	361
Beaumont Town									
November 2012	12	0	0	0	0	0	0	0	12
November 2011	24	0	0	0	0	0	0	0	24
Devon Town									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
November 2012	33	8	0	0	0	0	0	0	41
November 2011	20	10	0	0	4	0	0	152	186
Leduc City									
November 2012	8	18	0	0	4	0	0	0	30
November 2011	9	4	0	0	4	0	0	0	17
Leduc County									
November 2012	5	0	0	0	0	0	0	0	5
November 2011	11	0	0	0	0	0	0	0	11
Morinville Town									
November 2012	8	0	0	0	4	0	0	0	12
November 2011	1	0	0	0	6	0	0	0	7
Parkland County									
November 2012	3	0	0	0	0	0	0	0	3
November 2011	10	0	0	0	0	0	0	0	10
Spruce Grove City									
November 2012	1	2	16	0	0	0	0	0	19
November 2011	22	10	0	0	0	0	0	0	32
St. Albert City									
November 2012	28	0	0	0	0	0	0	0	28
November 2011	11	0	0	0	0	0	0	0	11
Stony Plain Town									
November 2012	3	0	0	0	4	0	0	0	7
November 2011	9	8	0	0	0	0	0	0	17
Strathcona County									
November 2012	44	12	0	0	8	0	0	0	64
November 2011	28	4	0	0	12	0	0	0	44
Sturgeon County									
November 2012	11	0	0	0	0	0	0	0	11
November 2011	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
November 2012	6	0	0	0	0	0	0	0	6
November 2011	2	2	0	0	0	0	0	0	4
Edmonton CMA									
November 2012	460	144	16	0	90	113	4	0	827
November 2011	421	98	9	1	52	0	0	152	733

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2012	250	95	7	0	85	286	1	0	724
November 2011	273	61	8	0	80	360	1	0	783
Beaumont Town									
November 2012	23	2	0	0	0	0	0	0	25
November 2011	44	2	0	0	1	0	0	0	47
Devon Town									
November 2012	1	0	0	0	1	0	0	0	2
November 2011	1	0	0	0	2	0	0	0	3
Fort Saskatchewan City									
November 2012	57	7	0	0	10	30	0	0	104
November 2011	57	14	0	0	19	40	0	4	134
Leduc City									
November 2012	38	21	0	0	0	17	0	0	76
November 2011	47	11	0	0	10	20	0	0	88
Leduc County									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	1	0	0	0	0	0	0	0	1
Morinville Town									
November 2012	15	0	2	0	22	0	0	0	39
November 2011	22	0	2	0	10	0	0	0	34
Parkland County									
November 2012	15	4	0	0	0	0	0	0	19
November 2011	20	2	0	0	0	0	0	0	22
Spruce Grove City									
November 2012	46	23	18	0	30	0	0	0	117
November 2011	38	12	9	0	0	74	0	0	133
St. Albert City									
November 2012	34	0	0	0	0	36	0	0	70
November 2011	31	0	0	0	0	37	0	0	68
Stony Plain Town									
November 2012	32	3	0	0	3	52	0	0	90
November 2011	24	5	0	0	10	61	0	0	100
Strathcona County									
November 2012	77	4	0	0	19	39	0	9	148
November 2011	61	4	1	0	28	0	0	2	96
Sturgeon County									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
November 2012	5	0	0	0	0	0	0	0	5
November 2011	2	3	0	0	0	3	0	0	8
Edmonton CMA									
November 2012	594	159	27	0	170	460	1	9	1,420
November 2011	623	114	20	0	160	595	1	6	1,519

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
November 2012	326	122	1	0	72	132	0	0	653
November 2011	255	66	6	1	25	16	0	0	369
Beaumont Town									
November 2012	11	0	0	0	0	0	0	0	11
November 2011	20	0	0	0	0	0	0	0	20
Devon Town									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
November 2012	22	3	0	0	0	1	0	0	26
November 2011	16	4	0	0	2	6	0	148	176
Leduc City									
November 2012	10	15	0	0	9	0	0	0	34
November 2011	13	4	0	0	3	0	0	0	20
Leduc County									
November 2012	6	0	0	0	0	0	0	0	6
November 2011	13	0	0	0	0	0	0	0	13
Morinville Town									
November 2012	8	0	0	0	7	0	0	0	15
November 2011	7	0	0	0	4	0	0	0	11
Parkland County									
November 2012	5	0	0	0	0	0	0	0	5
November 2011	12	0	0	0	0	0	0	0	12
Spruce Grove City									
November 2012	6	6	7	0	1	0	0	0	20
November 2011	12	10	2	0	0	0	0	0	24
St. Albert City									
November 2012	29	0	0	0	0	0	0	0	29
November 2011	14	0	0	0	0	0	0	0	14
Stony Plain Town									
November 2012	5	0	0	0	4	2	0	0	11
November 2011	8	5	0	0	1	0	0	0	14
Strathcona County									
November 2012	34	15	0	0	8	1	0	0	58
November 2011	33	6	0	0	10	0	0	0	49
Sturgeon County									
November 2012	12	0	0	0	0	0	0	0	12
November 2011	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
November 2012	6	0	0	0	0	0	0	0	6
November 2011	3	0	0	0	0	0	0	0	3
Edmonton CMA									
November 2012	480	161	8	0	101	136	0	0	886
November 2011	415	95	8	1	45	22	0	148	734

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Edmonton City	341	234	218	86	32	39	884	50	1,475	409	**
Beaumont Town	20	18	0	0	0	0	0	0	20	18	11.1
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	2	0	0	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	31	22	16	2	0	0	0	0	47	24	95.8
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	17	24	14	32	19	16	0	0	50	72	-30.6
Leduc County	8	13	0	0	0	0	0	0	8	13	-38.5
Morinville Town	8	6	0	0	0	7	0	0	8	13	-38.5
Parkland County	15	15	0	2	0	0	0	0	15	17	-11.8
Spruce Grove City	12	17	16	2	3	0	0	0	31	19	63.2
St. Albert City	10	22	0	0	0	0	0	0	10	22	-54.5
Stony Plain Town	6	7	10	4	0	0	0	0	16	11	45.5
Strathcona County	29	29	14	8	3	10	0	0	46	47	-2.1
Sturgeon County	3	14	0	0	0	0	0	0	3	14	-78.6
Remainder of the CMA	2	2	0	0	0	0	0	0	2	2	0.0
Edmonton CMA	505	423	288	136	57	72	884	50	1,734	681	154.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	3,217	2,829	1,468	860	765	454	3,449	1,474	8,899	5,617	58.4
Beaumont Town	186	223	32	22	7	0	0	66	225	311	-27.7
Calmar Town	14	5	0	0	8	0	0	0	22	5	**
Devon Town	9	14	0	2	0	0	0	0	9	16	-43.8
Fort Saskatchewan City	231	197	76	68	4	0	0	71	311	336	-7.4
Gibbons Town	13	17	0	0	0	0	0	0	13	17	-23.5
Leduc City	250	173	122	82	44	24	0	207	416	486	-14.4
Leduc County	97	90	0	0	0	0	0	0	97	90	7.8
Morinville Town	65	68	4	4	12	27	0	0	81	99	-18.2
Parkland County	175	141	4	4	0	0	0	0	179	145	23.4
Spruce Grove City	192	150	138	138	97	24	92	103	519	415	25.1
St. Albert City	186	190	22	0	0	0	118	96	326	286	14.0
Stony Plain Town	106	81	56	20	0	0	0	0	162	101	60.4
Strathcona County	351	295	98	64	71	52	115	125	635	536	18.5
Sturgeon County	119	141	0	0	0	0	0	0	119	141	-15.6
Remainder of the CMA	35	34	0	2	0	4	0	0	35	40	-12.5
Edmonton CMA	5,246	4,648	2,020	1,266	1,008	585	3,774	2,142	12,048	8,641	39.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Edmonton City	32	39	0	0	621	0	263	50
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	16	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	7	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	57	72	0	0	621	0	263	50

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	761	454	4	0	1,782	1,187	1,667	287
Beaumont Town	7	0	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	44	24	0	0	0	80	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	12	27	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	97	24	0	0	92	0	0	103
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	71	52	0	0	46	125	69	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	996	585	12	0	1,920	1,392	1,854	750

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Edmonton City	553	309	659	50	263	50	1,475	409
Beaumont Town	20	18	0	0	0	0	20	18
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	41	24	6	0	0	0	47	24
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	35	60	15	12	0	0	50	72
Leduc County	8	13	0	0	0	0	8	13
Morinville Town	8	13	0	0	0	0	8	13
Parkland County	15	17	0	0	0	0	15	17
Spruce Grove City	31	19	0	0	0	0	31	19
St. Albert City	10	22	0	0	0	0	10	22
Stony Plain Town	16	11	0	0	0	0	16	11
Strathcona County	31	33	15	14	0	0	46	47
Sturgeon County	3	14	0	0	0	0	3	14
Remainder of the CMA	2	2	0	0	0	0	2	2
Edmonton CMA	776	555	695	76	263	50	1,734	681

Table 2.5: Starts by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	4,665	3,698	2,563	1,632	1,671	287	8,899	5,617
Beaumont Town	225	245	0	0	0	66	225	311
Calmar Town	14	5	0	0	8	0	22	5
Devon Town	9	16	0	0	0	0	9	16
Fort Saskatchewan City	294	258	17	7	0	71	311	336
Gibbons Town	13	17	0	0	0	0	13	17
Leduc City	383	259	33	100	0	127	416	486
Leduc County	97	90	0	0	0	0	97	90
Morinville Town	77	87	4	12	0	0	81	99
Parkland County	179	145	0	0	0	0	179	145
Spruce Grove City	405	257	114	55	0	103	519	415
St. Albert City	208	190	0	0	118	96	326	286
Stony Plain Town	162	101	0	0	0	0	162	101
Strathcona County	393	337	173	199	69	0	635	536
Sturgeon County	119	141	0	0	0	0	119	141
Remainder of the CMA	35	36	0	4	0	0	35	40
Edmonton CMA	7,278	5,882	2,904	2,009	1,866	750	12,048	8,641

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Edmonton City	298	266	106	62	72	33	113	0	589	361	63.2
Beaumont Town	12	24	0	0	0	0	0	0	12	24	-50.0
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	33	20	8	14	0	0	0	152	41	186	-78.0
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	8	9	18	4	4	4	0	0	30	17	76.5
Leduc County	5	11	0	0	0	0	0	0	5	11	-54.5
Morinville Town	8	1	0	0	4	6	0	0	12	7	71.4
Parkland County	3	10	0	0	0	0	0	0	3	10	-70.0
Spruce Grove City	1	22	2	10	16	0	0	0	19	32	-40.6
St. Albert City	28	11	0	0	0	0	0	0	28	11	154.5
Stony Plain Town	3	9	0	8	4	0	0	0	7	17	-58.8
Strathcona County	44	28	16	12	4	4	0	0	64	44	45.5
Sturgeon County	11	7	0	0	0	0	0	0	11	7	57.1
Remainder of the CMA	2	0	0	2	0	0	0	0	2	2	0.0
Edmonton CMA	460	422	150	112	104	47	113	152	827	733	12.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	2,917	2,718	998	704	570	505	1,733	909	6,218	4,836	28.6
Beaumont Town	175	247	18	40	16	0	66	0	275	287	-4.2
Calmar Town	8	5	0	0	0	0	0	0	8	5	60.0
Devon Town	10	11	2	2	0	5	0	28	12	46	-73.9
Fort Saskatchewan City	212	217	84	56	0	24	71	223	367	520	-29.4
Gibbons Town	15	21	0	2	0	0	0	0	15	23	-34.8
Leduc City	181	254	110	48	28	14	127	12	446	328	36.0
Leduc County	87	97	0	0	0	0	0	0	87	97	-10.3
Morinville Town	62	81	4	0	43	37	0	3	109	121	-9.9
Parkland County	175	191	8	2	0	0	0	0	183	193	-5.2
Spruce Grove City	169	210	128	114	63	25	0	0	360	349	3.2
St. Albert City	201	159	0	4	0	0	96	101	297	264	12.5
Stony Plain Town	97	89	26	18	4	28	0	141	127	276	-54.0
Strathcona County	360	376	92	72	50	64	220	0	722	512	41.0
Sturgeon County	150	172	0	0	0	0	0	0	150	172	-12.8
Remainder of the CMA	31	42	2	2	4	0	0	0	37	44	-15.9
Edmonton CMA	4,850	4,890	1,472	1,064	778	702	2,313	1,417	9,413	8,073	16.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Edmonton City	68	33	4	0	113	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	152
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	6	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	4	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	100	47	4	0	113	0	0	152

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	562	452	8	53	1,235	843	498	66
Beaumont Town	16	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	24	0	0	0	0	71	223
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	24	14	4	0	0	0	127	12
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	43	34	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	63	25	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	101	96	0
Stony Plain Town	4	16	0	12	0	141	0	0
Strathcona County	50	64	0	0	186	0	34	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	766	634	12	68	1,421	1,085	892	332

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Edmonton City	402	334	183	27	4	0	589	361
Beaumont Town	12	24	0	0	0	0	12	24
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	41	30	0	4	0	152	41	186
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	26	13	4	4	0	0	30	17
Leduc County	5	11	0	0	0	0	5	11
Morinville Town	8	1	4	6	0	0	12	7
Parkland County	3	10	0	0	0	0	3	10
Spruce Grove City	19	32	0	0	0	0	19	32
St. Albert City	28	11	0	0	0	0	28	11
Stony Plain Town	3	17	4	0	0	0	7	17
Strathcona County	56	32	8	12	0	0	64	44
Sturgeon County	11	7	0	0	0	0	11	7
Remainder of the CMA	2	2	0	0	0	0	2	2
Edmonton CMA	620	528	203	53	4	152	827	733

Table 3.5: Completions by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	3,907	3,339	1,803	1,378	508	119	6,218	4,836
Beaumont Town	193	273	16	14	66	0	275	287
Calmar Town	8	5	0	0	0	0	8	5
Devon Town	12	13	0	5	0	28	12	46
Fort Saskatchewan City	285	274	11	23	71	223	367	520
Gibbons Town	15	23	0	0	0	0	15	23
Leduc City	291	300	24	16	131	12	446	328
Leduc County	87	97	0	0	0	0	87	97
Morinville Town	72	89	35	26	2	6	109	121
Parkland County	183	193	0	0	0	0	183	193
Spruce Grove City	297	345	63	4	0	0	360	349
St. Albert City	201	163	0	101	96	0	297	264
Stony Plain Town	123	107	4	157	0	12	127	276
Strathcona County	420	427	268	85	34	0	722	512
Sturgeon County	150	172	0	0	0	0	150	172
Remainder of the CMA	33	44	4	0	0	0	37	44
Edmonton CMA	6,277	5,864	2,228	1,809	908	400	9,413	8,073

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2012	27	8.5	115	36.1	102	32.0	33	10.3	42	13.2	319	462,900	496,478
November 2011	33	13.5	111	45.3	55	22.4	30	12.2	16	6.5	245	433,100	460,390
Year-to-date 2012	294	10.2	1,095	38.1	750	26.1	302	10.5	431	15.0	2,872	454,900	511,367
Year-to-date 2011	308	12.0	931	36.2	630	24.5	333	13.0	369	14.4	2,571	454,700	521,482
Beaumont Town													
November 2012	0	0.0	2	18.2	5	45.5	4	36.4	0	0.0	11	529,900	524,932
November 2011	3	15.0	8	40.0	6	30.0	3	15.0	0	0.0	20	442,950	455,083
Year-to-date 2012	6	3.2	82	44.3	62	33.5	29	15.7	6	3.2	185	458,000	477,357
Year-to-date 2011	42	19.5	105	48.8	46	21.4	14	6.5	8	3.7	215	412,900	427,859
Calmar Town													
November 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
November 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	4	40.0	2	20.0	3	30.0	1	10.0	10	502,500	512,730
Year-to-date 2011	2	15.4	8	61.5	3	23.1	0	0.0	0	0.0	13	396,000	402,803
Fort Saskatchewan City													
November 2012	2	9.5	9	42.9	1	4.8	7	33.3	2	9.5	21	442,000	505,552
November 2011	4	25.0	10	62.5	2	12.5	0	0.0	0	0.0	16	421,900	405,969
Year-to-date 2012	13	6.4	129	63.9	35	17.3	19	9.4	6	3.0	202	420,300	446,101
Year-to-date 2011	14	6.9	142	70.0	30	14.8	11	5.4	6	3.0	203	399,900	427,510
Gibbons Town													
November 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	5	31.3	10	62.5	1	6.3	0	0.0	0	0.0	16	359,450	368,094
Year-to-date 2011	7	33.3	10	47.6	4	19.0	0	0.0	0	0.0	21	373,000	384,167
Leduc City													
November 2012	4	40.0	2	20.0	3	30.0	1	10.0	0	0.0	10	364,145	399,034
November 2011	3	23.1	6	46.2	1	7.7	2	15.4	1	7.7	13	412,000	433,091
Year-to-date 2012	31	16.6	92	49.2	44	23.5	14	7.5	6	3.2	187	419,900	439,193
Year-to-date 2011	92	38.3	101	42.1	28	11.7	13	5.4	6	2.5	240	372,950	391,020
Leduc County													
November 2012	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
November 2011	2	15.4	2	15.4	1	7.7	2	15.4	6	46.2	13	618,500	610,335
Year-to-date 2012	16	18.6	20	23.3	19	22.1	15	17.4	16	18.6	86	473,875	497,128
Year-to-date 2011	16	16.5	22	22.7	16	16.5	21	21.6	22	22.7	97	513,250	520,696
Morinville Town													
November 2012	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
November 2011	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	10	15.9	45	71.4	7	11.1	1	1.6	0	0.0	63	399,900	404,202
Year-to-date 2011	17	24.6	49	71.0	3	4.3	0	0.0	0	0.0	69	379,000	381,275

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2012	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
November 2011	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2012	11	14.9	4	5.4	9	12.2	10	13.5	40	54.1	74	657,125	660,292
Year-to-date 2011	5	7.1	7	10.0	9	12.9	10	14.3	39	55.7	70	700,000	714,558
Spruce Grove City													
November 2012	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
November 2011	1	10.0	7	70.0	1	10.0	1	10.0	0	0.0	10	397,789	400,649
Year-to-date 2012	20	12.5	58	36.3	45	28.1	30	18.8	7	4.4	160	456,056	471,464
Year-to-date 2011	21	11.4	102	55.4	32	17.4	24	13.0	5	2.7	184	421,095	439,547
St. Albert City													
November 2012	0	0.0	3	11.5	8	30.8	3	11.5	12	46.2	26	643,250	654,258
November 2011	0	0.0	4	30.8	3	23.1	0	0.0	6	46.2	13	529,000	562,931
Year-to-date 2012	0	0.0	27	14.1	75	39.3	41	21.5	48	25.1	191	539,900	581,632
Year-to-date 2011	1	0.6	35	22.7	47	30.5	34	22.1	37	24.0	154	544,400	567,690
Stony Plain Town													
November 2012	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
November 2011	0	0.0	3	37.5	4	50.0	0	0.0	1	12.5	8	--	--
Year-to-date 2012	15	18.1	45	54.2	18	21.7	1	1.2	4	4.8	83	404,624	419,440
Year-to-date 2011	17	20.7	50	61.0	12	14.6	1	1.2	2	2.4	82	399,507	393,077
Strathcona County													
November 2012	0	0.0	5	16.1	14	45.2	6	19.4	6	19.4	31	510,000	607,387
November 2011	0	0.0	10	35.7	8	28.6	4	14.3	6	21.4	28	492,500	600,464
Year-to-date 2012	7	2.1	70	21.1	120	36.3	64	19.3	70	21.1	331	516,000	597,991
Year-to-date 2011	0	0.0	97	26.6	131	36.0	61	16.8	75	20.6	364	504,500	591,370
Sturgeon County													
November 2012	1	8.3	3	25.0	1	8.3	3	25.0	4	33.3	12	590,000	622,083
November 2011	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Year-to-date 2012	35	23.3	17	11.3	14	9.3	33	22.0	51	34.0	150	590,000	570,760
Year-to-date 2011	37	21.8	23	13.5	22	12.9	26	15.3	62	36.5	170	550,000	571,459
Remainder of the CMA													
November 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	12	63.2	3	15.8	0	0.0	1	5.3	3	15.8	19	340,000	408,621
Year-to-date 2011	14	48.3	9	31.0	3	10.3	1	3.4	2	6.9	29	390,000	394,331
Edmonton CMA													
November 2012	42	9.1	155	33.6	137	29.7	59	12.8	68	14.8	461	469,400	509,943
November 2011	48	12.3	170	43.6	83	21.3	45	11.5	44	11.3	390	438,850	484,284
Year-to-date 2012	481	10.4	1,703	36.7	1,201	25.9	563	12.1	689	14.9	4,637	459,000	511,641
Year-to-date 2011	596	13.3	1,691	37.7	1,016	22.7	549	12.2	633	14.1	4,485	448,400	508,079

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2012

Submarket	Nov 2012	Nov 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	496,478	460,390	7.8	511,367	521,482	-1.9
Beaumont Town	524,932	455,083	15.3	477,357	427,859	11.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	512,730	402,803	27.3
Fort Saskatchewan City	505,552	405,969	24.5	446,101	427,510	4.3
Gibbons Town	--	--	n/a	368,094	384,167	-4.2
Leduc City	399,034	433,091	-7.9	439,193	391,020	12.3
Leduc County	--	610,335	n/a	497,128	520,696	-4.5
Morinville Town	--	--	n/a	404,202	381,275	6.0
Parkland County	--	--	n/a	660,292	714,558	-7.6
Spruce Grove City	--	400,649	n/a	471,464	439,547	7.3
St. Albert City	654,258	562,931	16.2	581,632	567,690	2.5
Stony Plain Town	--	--	n/a	419,440	393,077	6.7
Strathcona County	607,387	600,464	1.2	597,991	591,370	1.1
Sturgeon County	622,083	--	n/a	570,760	571,459	-0.1
Remainder of the CMA	--	--	n/a	408,621	394,331	3.6
Edmonton CMA	509,943	484,284	5.3	511,641	508,079	0.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton November 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,509	3,304	2,699	55.9	335,579	2.8	331,264
	April	1,874	16.8	1,557	3,252	2,606	59.7	336,751	2.7	337,314
	May	2,156	7.4	1,496	3,764	2,741	54.6	347,078	4.7	333,738
	June	1,913	0.6	1,564	3,220	2,644	59.2	340,391	3.6	332,194
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	331,768
	August	1,535	-6.5	1,462	2,740	2,572	56.8	334,391	2.8	333,990
	September	1,372	2.0	1,542	2,436	2,700	57.1	323,803	-2.7	324,199
	October	1,365	7.3	1,399	2,300	2,517	55.6	327,880	2.4	332,710
	November	1,115	-4.4	1,401	1,623	2,390	58.6	331,526	3.7	347,448
	December									
	Q3 2011	4,590	15.4		8,654			330,694	1.1	
	Q3 2012	4,632	0.9		7,990			332,339	0.5	
	YTD 2011	16,078	3.4		30,628			326,142	-1.1	
	YTD 2012	16,838	4.7		30,460			334,553	2.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44	90.8	127.4	675	5.3	72.7	957
	May	601	3.20	5.34	90.8	127.0	683	4.9	73.1	953
	June	595	3.20	5.24	90.8	127.2	691	4.4	73.4	963
	July	595	3.10	5.24	90.7	127.1	695	4.5	73.6	978
	August	595	3.10	5.24	90.7	127.9	699	4.5	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.5	74.3	1,004
	October	595	3.10	5.24	90.8	128.5	709	4.3	74.3	1,011
	November	595	3.10	5.24		127.7	709	4.1	73.9	1,016
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
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